

DESIGN & ACCESS STATEMENT

INTRODUCTION

This Planning Statement has been produced by Coba Design to describe the proposed development at number 178 Harefield Road and accompanies our Planning Application dated 07 January 2021.

The applicant is SDS Investment Group Ltd.

The proposed development has been described as follows:

'Demolition of existing 3 bedroom detached dwellinghouse. The erection of a detached 3 storey building to provide 6 x 2 bed flats and 1 x 1 bed flats. New dropped kerb and vehicle crossover from the public highway and reinstatement of existing dropped kerb and vehicle crossover.'

PLANNING HISTORY

Application Ref: 46205/APP/2019/3418

Description of development:: Demolition of existing 3-bedroom detached dwelling house and the erection of a detached 3 storey building to provide 4 x 2-bed flats and 3 x 1-bed flats, new vehicle crossover from the public highway and reinstatement of existing vehicle crossover.

Decision Date: 10 January 2020

Decision: Refused

The above decision was appealed by the applicant.

Appeal Ref: APP/R5510/W/21/3255652

Appeal Decision: Allowed

MATERIAL AMENDMENTS

This revised planning application has been submitted to apply for proposed material amendments to the allowed scheme.

The amendments to the proposed development are as follows:

1. The second floor has been revised from 2 x one bedroom flats to 2 x two bedroom flats.
2. The design of the main roof has been changed from a hipped roof to a gable roof.
3. Associated fenestration alterations, such as revised rooflight positions and window positioning.
5. Solar panels installed on the rear pitched roof.

BUILDING FLOOR AREAS

The internal floor areas (GIA) of the existing building are as follows:

Ground Floor	= 55.0m ²
First Floor	= 50.0m ²
Total	= 105.0m ²

The internal floor areas (GIA) of the proposed building are as follows:

Ground Floor	= 190.7m ²
First Floor	= 165.9m ²
Second Floor	= 142.2m ²
Total	= 498.8m ²

New build floorspace = 498.8m² – 105m² = 393.8m²

CIL LIABILITY

The applicant is aware that the proposed development would be liable for Mayor of London CIL and Hillingdon CIL. A Completed CIL questions form accompanies our planning application.

FLAT FLOOR AREAS, MIX AND LAYOUT

The internal floor areas (GIA) for the proposed flats are as follows:

Flat 1: 2B/3P = 61.0m²

Note: Meets the 61m² minimum stated in *Technical Housing Standards - Nationally Described Space Standard (2015)*

Flat 2: 2B/3P = 61.0m²

Note: Meets the 61m² minimum stated in *Technical Housing Standards - Nationally Described Space Standard (2015)*

Flat 3: 1B/2P = 51.6m²

Note: Meets the 50m² minimum stated in *Technical Housing Standards - Nationally Described Space Standard (2015)*

Flat 4: 2B/4P = 74.0m²

Note: Meets the 70m² minimum stated in *Technical Housing Standards - Nationally Described Space Standard (2015)*

Flat 5: 2B/4P = 74.0m²

Note: Meets the 70m² minimum stated in *Technical Housing Standards - Nationally Described Space Standard (2015)*

Flat 6: 1B/2P = 63.2m²

Note: Meets the 61m² minimum stated in *Technical Housing Standards - Nationally Described Space Standard (2015)*

Flat 7: 1B/2P = 63.2m²

Note: Meets the 61m² minimum stated in *Technical Housing Standards - Nationally Described Space Standard (2015)*

The proposed internal floor areas of each unit and the individual room areas are marked on the proposed floor plans.

A generous open plan living/kitchen/dining space has been shown to each flat to meet with modern living requirements.

All double bedrooms throughout the proposed development are a minimum of 11.5m² in accordance with *Technical Housing Standards - Nationally Described Space Standard (2015)*.

All double bedrooms throughout the proposed development are a minimum width of 2.75m² in accordance with *Technical Housing Standards - Nationally Described Space Standard (2015)*.

All single bedrooms throughout the proposed development are a minimum of 7.5m² in accordance with *Technical Housing Standards - Nationally Described Space Standard (2015)*.

All single bedrooms throughout the proposed development are a minimum width of 2.15m² in accordance with *Technical Housing Standards - Nationally Described Space Standard (2015)*.

Furniture layouts have been shown on the proposed floor plans to illustrate a high quality of design and to show that the living spaces will be habitable for the number of occupants stated.

To ensure the provision of adequate light, ventilation and sense of space the ground floor ceiling height and the first floor ceiling height is 2400mm.

The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area of the second floor flats as indicated on the proposed second floor plan.

PARKING

The number of units and parking provisions remains as the allowed Appeal.

BICYCLE STORAGE

The bicycle storage remains as the allowed Appeal.

REFUSE AND RECYCLING

The refuse and recycling storage remains as the allowed Appeal.